Closed

Supply

Letter no. 8/195 HS/54-3 Health

3/12/54

Town planning - Kempi Municipality control ward -
Declaration of the area as business area - Requested

T. A. PAI

MUKUNDA NIVAS
UDIPI (S. KANARA)

Camp. Madras.
12. 8. 54.

Hon'ble Sri. Padayachi.
Minister for Local Self. Govt.
Madras.

MINISTER FOR LOCAL ADMINISTRATION
12 AUG 1954
SECT. TO MADRAS

DEPUTY SECRETARY
12 AUG 1954
HEALTH DEPARTMENT

Dear Sir,

Central Ward. Udipi Municipality - Representation of the people.

As represented by the people, Central Ward is a Shoping area and a business Centre and its classification as a Residential area has resulted in great hardships. I would Request you to look into this personally Redress the grievances of the poor people.

Yours truly
T. A. Pai

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English Translation to Petition dated 27-7-1941 from the Residents of Central Ward, Udipi, to the President of the Youth Congress, Udipi.

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1. The Central Ward is a business centre since time immemorial. We are giving herebelow some of the facts in support of this for your consideration. The Udipi Municipality appears to have been advised by the Director of Town Planning that Central Ward is not a business centre and accordingly the Municipality is refusing licences for construction of shop buildings in the Ward. This has deprived many of the residents of the ward the means to support their families. In addition, several taxes, especially the "betterment tax", have been imposed on the residents. The betterment tax, it may be noted, is levied on barely 25% of the residents of the Ward.

2. The Municipality has constructed two new roads in the Ward. These roads pass through the locality in which very poor people are residing. They are subjected to considerable hardship, as the Municipality has notified under the provisions of the District Municipalities Act that road margin of 10 ft. will have to be left for construction of any building on either side of the road. If this is insisted upon, the poor people will not be left with any sufficient space to construct or reconstruct their buildings. We, therefore, pray that necessary instructions may be issued to the Municipality to insist on only 4 ft. margin instead of 10 ft.

3. In other places in the ward, though surveys connected with demarcations for new roads are made, no new roads have been so far constructed though collections in the name of 'betterment tax' is being made throughout.

4. The existence of the following institutions will conclusively prove that Central Ward is a business centre:

(1) Jatka Stand, (2) Bus Stand, (3) and connected workshops, (3) City Bus Stand, (4) Motor Garages, (5) National Press, (6) Majestic Press, (7) Navayuga Press, (8) Sri Krishna Press, (9) Mallyanpur Press, (10) Sanskrit College, (11) [illegible] Hospital, (12) Elementary schools, (13) Post [illegible]

ಮಾನ್ಯ ಯುವಕ ಕಾಂಗ್ರೆಸ್ ಚುನಿಟಿಯ ಅಧ್ಯಕ್ಷರವರ ಸಮೀಪಿಗೆ.

ಸಂ: 1954ನೇ ಇಸ್ವಿ ಜುಲೈ ತಿಂಗಳ ಕಾರಣ 27ರಲ್ಲಿ ಉಡುಪಿ ನಗರ ಪಂಚಾಯತ್ ವಾರ್ಡ್‌ನ ಕೆಲವು ನಿವಾಸಿಗಳು ಸಹಿ ಮಾಡಿದ ಒಂದು ಅರ್ಜಿಯನ್ನು ನಿಮ್ಮ ಮುಂದೆ ಇಡಲಾಗಿತ್ತು. ಆ ಅರ್ಜಿಯಲ್ಲಿ ಅವರು ಹೇಳಿಕೊಂಡಿರುವ ವಿಷಯಗಳು ಹೀಗಿವೆ:

ಉಡುಪಿ ನಗರ ಪಂಚಾಯತ್ ವಾರ್ಡ್‌ನ ಸಂಖ್ಯೆ 1ರಲ್ಲಿ ಸುಮಾರು 200 ಮನೆಗಳಿವೆ. ಈ ಭಾಗದಲ್ಲಿ ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯಗಳು ಇಲ್ಲದಿರುವುದರಿಂದ ಜನರು ಬಯಲು ಪ್ರದೇಶಗಳನ್ನೇ ಅವಲಂಬಿಸಬೇಕಾಗಿದೆ. ಇದರಿಂದ ಮಹಿಳೆಯರು ಮತ್ತು ಮಕ್ಕಳು ತೀವ್ರ ತೊಂದರೆ ಅನುಭವಿಸುತ್ತಿದ್ದಾರೆ. ಆದ್ದರಿಂದ ಈ ವಾರ್ಡ್‌ನಲ್ಲಿ ಕನಿಷ್ಠ ಒಂದು ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯವನ್ನು ನಿರ್ಮಿಸಿಕೊಡಬೇಕಾಗಿ ವಿನಂತಿ ಇದೆ.

1. ಮೇಲ್ಕಾಣಿಸಿದ ಅರ್ಜಿಯ ಮೇಲೆ ಪೌರಾಯುಕ್ತರು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲು ಸಾಧ್ಯವಿಲ್ಲದಂತೆ ಸಹಾಯಕ ಎಂಜಿನಿಯರ್ ಅವರು ಒಂದು ವರದಿಯನ್ನು ಸಲ್ಲಿಸಿದ್ದಾರೆ. ಆ ವರದಿಯಲ್ಲಿ ಅವರು ಹೇಳಿರುವ ಮುಖ್ಯ ಅಂಶಗಳು ಹೀಗಿವೆ:

ಉಡುಪಿ ನಗರ ಪಂಚಾಯತ್ ವಾರ್ಡ್‌ನ ಸಂಖ್ಯೆ 1ರಲ್ಲಿ ಸುಮಾರು 200 ಮನೆಗಳಿವೆ. ಈ ಭಾಗದಲ್ಲಿ ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯಗಳು ಇಲ್ಲದಿರುವುದರಿಂದ ಜನರು ಬಯಲು ಪ್ರದೇಶಗಳನ್ನೇ ಅವಲಂಬಿಸಬೇಕಾಗಿದೆ. ಇದರಿಂದ ಮಹಿಳೆಯರು ಮತ್ತು ಮಕ್ಕಳು ತೀವ್ರ ತೊಂದರೆ ಅನುಭವಿಸುತ್ತಿದ್ದಾರೆ. ಆದ್ದರಿಂದ ಈ ವಾರ್ಡ್‌ನಲ್ಲಿ ಕನಿಷ್ಠ ಒಂದು ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯವನ್ನು ನಿರ್ಮಿಸಿಕೊಡಬೇಕಾಗಿ ವಿನಂತಿ ಇದೆ.

2. ಕೆಲವು ನಗರ ಸಭೆಯ ಸದಸ್ಯರು ಈ ವಾರ್ಡ್‌ನಲ್ಲಿ ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯ ನಿರ್ಮಿಸಲು ಸೂಕ್ತ ಜಾಗವನ್ನು ಗುರುತಿಸಿದ್ದಾರೆ. ಅದರ ಪ್ರಕಾರ ಜಾಗವನ್ನು ಅಳತೆ ಮಾಡಿ ಹದ್ದುಬಸ್ತು ಮಾಡಲಾಗಿದೆ. ಆದರೆ ಜಾಗದ ಮಾಲೀಕರು ಜಾಗವನ್ನು ಬಿಟ್ಟುಕೊಡಲು ಒಪ್ಪುತ್ತಿಲ್ಲ. ಅವರಿಗೆ ಪರ್ಯಾಯ ಜಾಗವನ್ನು ಗುರುತಿಸಿ ಕೊಡಲಾಗಿದೆ. ಈ ಜಾಗವೂ ಸಹ ಸೂಕ್ತವಾಗಿದೆ.

P.T.O.

ಗಳಲ್ಲಿ ಹೊಂದಿದ ಕಟ್ಟಡಗಳಿಗೆ ಗಳನ್ನು ಕಟ್ಟಿಸಿದ್ದಲ್ಲಿ 10' ಕ್ಕಿಂತಲೂ ಜಾಗವನ್ನು ಬಿಟ್ಟಿದ್ದರೆ ಅಂತಹ ಕಟ್ಟಡಗಳಿಗೂ ವಿಧಿಸಬೇಕೆಂದು Madras District Municipalities Act 1920 ರಲ್ಲಿ ಅವಕಾಶವಿದೆ. ಆದರೆ ಈ ಕಾಯಿದೆಯ ಅನುಸಾರವಾಗಿ ಯಾವ ನಿವೇಶನಗಳಿಗೆ ಎಷ್ಟು ಜಾಗವನ್ನು ಬಿಟ್ಟಿದ್ದಲ್ಲಿ ಎಷ್ಟು ಜಾಗವನ್ನು ಬಿಡಬೇಕೆಂಬ ಸ್ಪಷ್ಟ ವಿವರಣೆಗಳು ಇಲ್ಲದಿರುವುದರಿಂದ ಕಟ್ಟಡ ಕಟ್ಟುವವರಿಗೆ, ಕಟ್ಟಿಸಿದ ಅಧಿಕಾರಿಗಳಿಗೆ, ಮತ್ತು ಇತ್ತೀಚಿನಿಂದ ಸಾಧ್ಯವಿಲ್ಲದಂತಾಗಿದೆ. ಆದುದರಿಂದ ಕಾಯಿದೆಯನ್ನು ಬದಲು ಮಾಡಿ ಇತ್ತೀಚಿಗಳಿಗೂ, ಎಷ್ಟೂರು ಕಟ್ಟಡಗಳಿಗೆ ಎಷ್ಟು ಜಾಗವನ್ನು ಬಿಡುವ ಕಾಯಿದೆಯಂತೆ ಮಾರ್ಪಡಿಸಿ ಬಡ ಕಂಸಿದಾಸರ ಕಷ್ಟಸುಖಗಳಾಯಿಸಬೇಕೆಂದು ನಮಿಕೊಳ್ಳುತ್ತೇವೆ.

3. ಇವುಗಳಿಲ್ಲದೆ ಕಟ್ಟಡಗಳಿಗೆ ಹೆಚ್ಚಿನ ಸಲಿ ಅಲ್ಲಿಗೆ ಮಾಡಿದ ಜಾಗ ಉಳಿದು ಮಿಕ್ಕಿರುವ ಜಾಗವನ್ನು ಕಾಯಿದೆಯಂತೆ "Betterment Tax" ಎಂಬ ರೀತಿಯಲ್ಲಿ ಹೊಂದಿಸಿ, ಅಧಿಕಾರಿಗಳು ಹೊಂದುವಲ್ಲಿದೆ ಈಗಿರುವ ಕಟ್ಟಡಗಳಿಗೆ ಮಾಡಿದ ಜಾಗವನ್ನು ಉಳಿಸಲು ಕಟ್ಟಡಗಳ ಕಟ್ಟಿಸಿದ ಮೇಲೆ ತಪಾಸಣೆ ಮಾಡುತ್ತಾ ಇರುತ್ತಾರೆ.

4. ಹಾಗೆಯೇ ಸಾರ್ವಜನಿಕ ವ್ಯಾಪಾರ ಕೇಂದ್ರ ಹಾಗೂ ಸಲಿಸಿ ಕಟ್ಟಿಸಿದ ಕಟ್ಟಡಗಳಿಂದ ಮಂಜೂರಾತಿ ಪಡೆಯಬೇಕಾದುದು:-

① ಜವಳಿ ಸಿದ್ಧ ಉಡುಪುಗಳು. ② ಬಟ್ಟೆ ಸಿದ್ಧ ಉಡುಪುಗಳು ಮತ್ತು ಅಲಂಕಾರಿಕ ವಸ್ತುಗಳು. ③. ಜವಳಿ, ಬಟ್ಟೆ ಸಿದ್ಧ ಉಡುಪು. ④. ಮೋಟಾರು ಸೈಕಲ್ ಗಳು. ⑤. ಸೈಕಲ್ ಪ್ರಿಸ್ಸು. ⑥. ಪಿಂಗಾಣಿ ಪ್ರಿಸ್ಸು. ⑦. ಸಮವಸ್ತ್ರ ಪ್ರಿಸ್ಸು. ⑧. ಸ್ಟೇ ಸಲಕರಣೆ ಪ್ರಿಸ್ಸು. ⑨. ಕಲ್ಲಾಣಿ ಪ್ರಿಸ್ಸು. ⑩. ಸಿಂಪ್ಲೆಕ್ಸ್ ಚಾಕೋಲೆಟ್. ⑪. ಸಮವಸ್ತ್ರ ಪ್ರಿಂಟಿಂಗ್ ಪ್ರಿಸ್ಸು. ⑫. ಎಲೆಕ್ಟ್ರಿಕ್ ಕಾಟಿಸಿಗಳು ತಯಾರು. ⑬. ಕಾಫಿ ಹುಡಿ ವಿಲೇಗಳು ಎರಡು. ಇವಿಷ್ಟಾದಿಗಳು ಮಾತ್ರವಲ್ಲದೆ, ವ್ಯಾಪಾರವಸ್ತುಗಳನ್ನು ದೊಡ್ಡ ದೊಡ್ಡ ವ್ಯಾಪಾರಿಗಳು

ಹೀಗಲ್ಲಾಗಿ ಹೆಲ್ತಿಲಿ ಟೀಪ್ಸು, ಇವನಲಿ ಟೀಪ್ಸು ಸೊಟ್ಟು ಪಟ್ಟಿ ಅಂಬೋ
ಇದೇ ಆಪಿನಲ್ಲಿ ಸಲ್ಲಿಸಲಾಯ್ತದು ಸಾಧ್ಯ ನಿವು ಸಂಗೆ ವಿಳಂಬ ಆಯ್ತದು
ಬರುವ್ತದು. ಹೀಗಲ್ಲೂ ಇದ್ದಂ ಅಲ್ಲಿಂಗು ಕಾಂಬಂಗೆ ಸಲ್ಲಿಸ್ಲೂ ಅಂತಿಂಗು
ನಿಕಟವೇರು ಕಿರುಂಗಾಗ, ಕ್ಯಾಲಿಟ್ಟಿ ಲಭ್ಯ ಕೇಂದ್ರ ಚಿ, ವ್ಯಕ್ತಿಂಗು
ಶ್ಯೆ ಅಲ್ಲವೆಂದು ಹೀಗೆ ಪ್ರಚಲಿಸಿರುತ್ತಾರೆಂದು ಕಿಳ್ಳಂಗುವ್ದಲ್ಲಿ
ಅದರಲಿ ಲಾಭ ಇಲ್ಲದೆ ಹೊಗಪ್ಪಕಾಗಿ ನಿವಸಿರುವ ಲಾಂಛನಗಳ ಆದು
ಕಾಸಿನ ಬಹಜನರಂಗೆ ಲಾಭ ಪ್ರಮಂದು ಲಭ್ಯವಾಗಿಸುತ್ತೆ ಇದೇ
ಅಂದಲಿ ಬಡಜನರ ಜೀವನೋಪಾಯವು ಹೆಚ್ಚಗೆ ಸಾಧ್ಯವೆಂದು
ಕಿಳ್ಳದು ಬರುವ್ದಿಲ್ಲ.

೬. ಹೀಗೆ ಕಿರುಗಳ್ಳನ್ನ ಹೊಂಚುವ್ದು ಅಲ್ಲದೆ
ಳಲಿನಿದ ವಿದ್ಯಾನಗಳಿಂದ ಅನ್ನಾನು ಸೊಲಿಕೆಗಳನ್ನ ಸದರಿ
ಸಂಟ್ರಲೀಕೃತ ಪೋರ್ಟಲ್ ನಿಲಾಸಿಕರಂಗೆ ಲಾಂಚ್ ಮಾಡಲು ಕಾರ್ಯಗೋವೇನೆಂದು
ವಿಚಿಲಾದ ಹಣೀಕರಣ ಏನೆಂದೂ ನಲಾಂಗೆ ಕ್ಯಾಪಕೀನ ಮೆಟ್ರೋ
ಕಂಪನೀಲ್ಲಾಗಲಲ್ಲಿ ಕೆಲ್ಸಮಾಂಬಾದ ವಿಚೀದವಿಗಳನ್ನ
ಕೊಂಡೊಯ್ಯುದಿಲ್ಲ, ಈ ಮೇಲಲ್ಲಾಗಿನಿದ ಅನ್ನಾನು ಸೊಲಿಕೆಗಳಿಂದ
ಸದರಿ ಸಂಟ್ರಲೀಕೃತ ಪೋರ್ಟಲ್ ನ ಯಾಜಿಸ್ಟಿಕ್ಸ್ ಕಂಬಿ ಪರಾಂಟ
ಕರಲಾಗಿದಂತೆಂದೂ ಅದರ ವಕಿಲ ಪೆಟ್ಟಿ, ಅಲ್ಲಿಂಗುವಿರಿಸಿ
ಕಂಪನಿ ಕೊಂಬಾ ಅಂಬಿದಾರಿಂಗಲಲಾಗಿದಂತೆಂದೂ ಸಂಬಾಂಧ
ಪಟ್ಟ ಅಧಿಕಾರಿಗಳು ಮಾಹಿತಿಯನ್ನು

ಈ ಎಲ್ಲಾ ವಿಶಯಂಗಳನ್ನ ವಿಮರ್ಶೆಗಾದ
ಕಾರ್ಯಕಾರಿಣಿಗೆ ಅಂಡಿಟಿಸಿ, ಸಂಬಾಂಧಪಟ್ಟ ಸ್ಥಳಗಳಿಗೆ ಹಂಚಿಕೆಯಿಂ
ವಿಚಿಲಾದ ಹಣೀಕರಣಕ್ಕೆ ನೆಂದು ತಿಳಿಸು ಹಾಗೆ ಕಿರುಗಳ್ಳದಾರರಿಗೆ
ಎಂಬುದನ್ನ ನಾವಂಗು ಹೊರಡಿಸಿ ಸೊಟ್ಟ ಪೀಲಾಗಿ ಅತಿ ವಿನಂಯದಿಂದ
ವಿನಂತಿಸಿಕೊಳ್ಳುತ್ತೇವೆ.

ಇಂತಿ ತಮ್ಮ ವಿಶ್ವಾಸಿಗಳು,
ಲಿಡಿ ಸಂಟ್ರಲೀಕೃತ ಪೋರ್ಟಲ್ ನ ಬಾಡಿಗೆದಾರರ ಸಂಘ.

S. A. Usman

Proprietor

SRI KRISHNA PRESS,
UDUPI, S. I.

A. Srinivasa Shet

K. Ananda Rao

K. Shivarayabalega

Sd: Manalal Govindji ex. Gujarathi

Bhandary

P. Chidambara Kalige

H. Lilly

Usman

82/17-8 1/2

H & LA (Hs) Deptt.

Memorandum no 8119 Hs/54-1

dated 16-8-54.

Subj:- Town Planning -
Udipi Municipality -
Central Ward -
Declaration of the area
as business area -
Requested.

Ref:- Petition from Sri T.A
Pai dated 12-8-54.

Referred to the Commissioner, Udipi Municipality for remarks. He is requested to submit his ~~remarks~~ report through the D.T.P.

16/8/54

To

The Commissioner
Udipi Municipality
through C.M.C.
(with - ppt - 8 - 4 in
original to be returned
with reply)

Copy to the D.T.P.

for Secretary

p1 ft

16/8

13/8/54.

13.8.54

HELA (HS)-841.

Subj.: Town planning – Town Municipality – Central ward – Declaration of the area as business area – Repeated final reply – Calls for.

Ref.: Govt. Memo. No. 8195 Hs/54-1/16.8.54.

Memo. No.: 8195 Hs/54-2, dated 19.10.54

To Commissioner, Kotpi Municipality is requested to send final reply in the matter at an early date.

CENTRAL DE PATCH BRANCH

Date 22/X/54 Despatcher's Initials

To

The Commissioner
Kotpi Municipality
Through CMC

H.S.
20.10.54
NRP
18.10.54

19/10/54

From
Sri J. Sivanandam, I.A.S.,
Director of Town Planning,
Ld High Court Buildings,
1st Line Beach, Madras.1.

To
The Secretary to Government,
Health, Education and Local
Administration Department,
Fort St. George, Madras.9.

Rc.8452/54/A1 Dated 22-10-54.

Sir,

Sub:- Town Planning - Udipi Municipality - Central Ward Town Planning Scheme - Declaration of Certain areas as business areas - Remarks - Submission of.

107398

Ref:- (1) Government Memo.No.81195/H5/54-1, dated 16-8-54.
(2) Letter Roc.C1.4442/54 dated 28-9-54 of the Commissioner, Udipi Municipality to the Government.

The letter of the Commissioner, Udipi Municipality Roc.C1.4442/54 dated 28-9-54 and its enclosures are forwarded to the Government with the following remarks.

Kind attention of the Government is invited to the remarks offered by the Commissioner in his above letter. A quite large number of sites have already been set apart for shops and business purposes in the central ward Town Planning Scheme sanctioned in G.O.No.1367, Education and Public Health dated 24-5-45. The Department considers that any further declaration of sites in the scheme area for shop and business purposes would defeat the very purpose of the scheme and moreover the residential buildings will be injuriously affected.

The Government may therefore decline to comply with the request of the petitioners.

DIRECTOR OF TOWN PLANNING.

ORN:23/10.

R.O.C.C1- 4442/54.

Municipal Office, Udipi,
Dated: 28-9-1954.

From
Sri K.Gopala Menon, B.A.,B.L.,
Commissioner,
Udipi Municipality, UDIPI.

To
The Secretary to Government,
Health, Education and L.A.Dept.
MADRAS.

Thro'
The Director of Town Planning, Madras, and
The Chairman, Municipal Council, Udipi.

DIRECTOR OF TOWN PLANNING 1686 MADRAS

Sub:- TOWN PLANNING - Udipi Municipality - Central Ward Declaration of the area as business area - Remarks - Submitted.

Ref:- 1. Petition from Sri T.A. Pai, dated 12-8-1954.
2. Govt. Memo.No.81195/H5-54-1, dated 16th August 54

I am submitting herewith my Remarks with the petition in original of the Residents of the Central Ward, Udipi Municipality, Udipi.

K.Gopalamenon
Commissioner. 28.9.54

Forwarded,

Chairman,
Municipal Council, Udipi.
28-9-54

Encl: 1 only.

Bks.

Resubmitted through the Director of Town Planning, Madras.

1/ The Town Planning Scheme was introduced at Udipi as part of a statutory obligation due to the constitution of Udipi as a Municipality on the abolition of the Taluk Board.

2/ As a matter of statutory obligation, two detailed Town Planning Schemes had to be introduced within the Municipality but only one Scheme was taken up by the Municipality. There was a great pressure from the representatives of the Central Ward and also from the public to declare Central Ward of Udipi which was a very backward Ward and situated within the heart of the Town as a Town Planning Scheme area. It would have been the desire of the land-holders of the Ward that roads will be cut on account of the Scheme being put into force and their lands will fetch a better value and the ward will develope as a better residential are a due to the Scheme. Hence the introduction of the detailed Town Planning Scheme in that area. From the records available in the Municipal Office, it is found that at every stage the Council has consulted the representatives of the rate-payers even to the extent of fixing a policy which can be followed in the future in arriving at the site value for purposes of fixing the betterment contribution.

3/ In order to extend the benefits of the scheme to all categories of the population, namely the industrialists existing in the area and also the future prospective industrialists and the merchants as well, the main road (Asphalt concreted in 1952-53 area where there are petty shops, work-shops and Presses and other petty business was declared as a shopping area to a depth of 100 feet. Another area to the east which is a business locality was also declared as shopping area to a depth of 100 feet This shopping area practically encircles the Town Planning scheme area to the West and East. The next main road Asphalt ~~xxxxx~~ concreted in 1953-54 abuts the Sanskrit College and the main mosque and another parallel road to this Main Road which is under acquisition and formation also cuts the un-opened portion of the Town and will make the area worthy to live in. The statement in Para 2 of the petition that only two new Roads are cut is false as three roads were already cut and developed and three more are under formation in 1953-54 and 1954-55. Three roads are asphalt concreted in the area and two roads are black-topped, three roads are metalled, two roads have already been formed and two roads are under formation. Hence it can be seen that the best developed portion in the Town is the Central Ward Town Planning Scheme area at the expense of the other areas.

4/ Town Planning schemes are introduced to regulate the growth of the residential and the non-residential area in a healthy way. Any scheme is not for the present, it is for the benefit of the future. In the Scheme area a space of 10 feet should be left at the front on the road side and another 5 feet at the rear and 5 feet at the sides. This open space is absolutely necessary where people wish to live in comfort and reduction of this open space to four feet will make a scheme rule or Scheme area a mockery. The land holders in this area are not poor except for a few but ~~xxxxxxx~~ I find also workers living here as elsewhere. Most of them are living in rented tenements and not paying any betterment contribution.

5/ Roads are being formed every year but the work no doubt is slow because of the poor financial position of the Municipality.

6/ The thirteen establishments and more mentioned in the petition are all abutting the main roads and not located within the Scheme area and the petitioners only speak about the thirteen and odd establishments. There are 100 times more of residential houses in number which the petitioners do not consider and the petitioners do not also consider about the human beings living in the residential houses and much less about the future generations.

7 To the eastern side of the area, there is the business locality which was a business locality ever since Udipi was formed and to the west and south there is the business locality All these localities are declared as Shopping area and a new road area leading to the City Bus Stand has lately been added as shopping area in addition to the already existing shopping area. The cry or the agitation is to convert the whole place into a shopping area which will practically nullify the object of declaring a detailed town planning Scheme. Here I may add that there are not more than three Income Tax Assessees in the whole area.

8 The argument is that sites have not gone up in value due to the scheme and that betterment contribution is being levied on a presumption that sites have gone up in value due to cutting of some roads. There is an appreciation in the value of land due to the cutting of roads and opening up of the hitherto unopened areas. That has been the experience throughout the land and hence the Cry for more roads and more means of communications. It is only just that land owners must pay a portion of the expenses for the various developments made on their lands out of public funds, but I regret to say that no land owner except a Bank has given the land free for opening a single Road. Instead of co-operating to enjoy better amenities every one of them have fought for every pie which they could get while lands are acquired.

9 A study on the spot by any one of the superiors who control the Municipal administration will certainly prove the petitioners stand self-condemned for this unholy agitation even after enjoying the maximum benefit out of the Municipality at the cost of other Wards.

Municipal Office, Udipi,
Dated : 28-9-1954.

28.9.54
COMMISSIONER,
Udipi Municipality, Udipi.
28-9-54

Bks.

R.O.C.C1-4442/54.

Municipal Office, Udipi,
Dated: 29-10-1954.

From
Sri K.Gopala Menon, B.A.B.L.,
Commissioner,
Udipi Municipality, UDIPI.

To
The Secretary to Government,
Health, Education and L.A.Dept.,
MADRAS.

****

Thro'
The Chairman, Municipal Council, Udipi.

Sir,

Sub:- TOWN PLANNING - Udipi Municipality - Central Ward - Declaration of the area as business area - Remarks Submitted.

Ref:- Government Memo No.81195/H5/54-2, dated 19-10-1954.

A reply has been sent through the Director of Town Planning on 29-9-1954 from this Office. A separate copy of it is submitted direct.

K. Gopalamenon
Commissioner. 1-11-54

Forwarded,

T.V.Narayana
Chairman,
Municipal Council, Udipi.

Copy submitted to the Director of Town Planning, Madras.

Bks.

Resubmitted through the Director of Town Planning, Madras.

The Town Planning Scheme was introduced at Udipi as part of a statutory obligation due to the constitution of Udipi as a Municipality on the abolition of the Taluk Board.

As a matter of statutory obligation, two detailed Town Planning Schemes had to be introduced within the Municipality but only one Scheme was taken up by the Municipality. There was a great pressure from the representatives of the Central Ward and also from the public to declare Central Ward of Udipi which was a very backward Ward and situated within the heart of the Town asa Town Planning Scheme area. It would have been the desire of the land-holders of the Ward that roads will be cut on account of the Scheme being put into force and their lands will fetch a better value and the ward will develope as a better residential area due to the Scheme. Hence the introduction of the detailed Town Planning Scheme in that area. From the records available in the Municipal Office, it is found that at every stage the Council has consulted the representatives of the rate-payers even to the extent of fixing a policy which can be followed in the future in arriving at the site value for purposes of fixing the betterment contribution.

In order to extend the benefits of the scheme to all categories of the population, namely the industrialists existing in the area and also the future prospective industrialists and the merchants as well, the main road (Asphalt concreted in 1952-53) area where there are petty shops, work-shops and Presses and other petty business was declared as a shopping area to a depth of 100 feet. Another area to the east which is a business locality was also declared as shopping area to a depth of 100 feet. This shopping area practically encircles the Town Planning Scheme area to the West and East. The next main road Asphalt concreted in 1953-54 abuts the Sanskrit College and the main mosque and another parallel road to this Main Road which is under acquisition and formation also cuts the unopened portion of the Town and will make the area worthy to live in. The statement in Para 2 of the petition that only two new Roads are cut is false as three roads were already cut and developed and three more are under formation in 1953-54 and 1954-55. Three roads are asphalt concreted in the area and two roads are blacktopped, three roads are metalled, two roads have already been formed and two roads are under formation. Hence it can be seen that the best developed portion in the Town is the Central Ward Town Planning Scheme area at the expense of the other areas.

Town Planning Schemes are introduced to regulate the growth of the residential and the non-residential area in a healthy way. Any scheme is not for the present, it is for the benefit of the future. In the Scheme area a space of 10 feet should be left at the front on the road side and another 15 feet at the rear and 5 feet at the sides. This open space is absolutely necessary where people wish to live in comfort and reduction of this open space to four feet will make a scheme rule or scheme area a mockery. The land holders in this area are not poor except for a few but I find also workers living here as elsewhere. Most of them are living in rented tenements and not paying any betterment contribution

Roads are being formed every year but the work no doubt is slow because of the poor financial position of the Municipality.

The thirteen establishments and more mentioned in the petition are all abutting the main roads and not located within the Scheme area and the petitioners only speak about the thirteen and odd establishments. There are 100 times more of residential houses in number which the petitioners do not consider and the petitioners do not also consider about the human beings living in the residential houses and much less about the future generations.

To the eastern side of the area, there is the business locality which was a business locality ever since Udipi was formed and to the west and south there is the business locality. All these l. lities are declared as Shopping area and a new road area leadir to the City Bus Stand has lately been added as shopping ar

C. no. 81195 HS/54

Sub:- Town Planning - Udipi Municipality - Central Ward T.P. Scheme - Declaration of certain areas as business areas.

Ref:- From Sri T. A. Bai letter dated 12/8/54.
From the Commissioner, Udipi municipality Roc C1. 4442/54 dated 28/9/54.
From the D.T.P. RC 8452/54/A1 dated 22/10/54.

The file deals with the suggestions for the declaration of the central Ward in the Udipi Municipality as a business locality. The facts of the case are as follows:-

2. The Town Planning Scheme for the central Ward was framed by the municipal council and sanctioned by the Govt in 1945. As the area was very backward and was situated in the heart of the town there was great demand from the representatives of the Ward to undertake the T.P. Scheme in respect of the area. According to this Scheme the main road area where there

G.O(Ms) 1367 / 24/5/1945 (5)

are petty shops, workshops and presses. and other petty business, was declared as a shopping area to a depth of 100 feet. Another area to the east in the business locality was also declared as a shopping area to a ~~depth~~ depth of 100 feet. This shopping area practically ~~particularly~~ encircles the T.P. Scheme area to the west and east.

para 3 | p 11-4

3 Certain residents of the Central Ward represent that the existence on 10 feet road margin ~~cause~~ in respect of the construction of house in the scheme area causes hardships to the people who construct or reconstruct their buildings, and it is requested that the municipality may be requested to insist only 4 feet margin instead of 10 feet margin. Another request of the petitioners is that in view of the large number of business concerns existing in the area, the area may be declared as a business centre

Ward

p 3 4

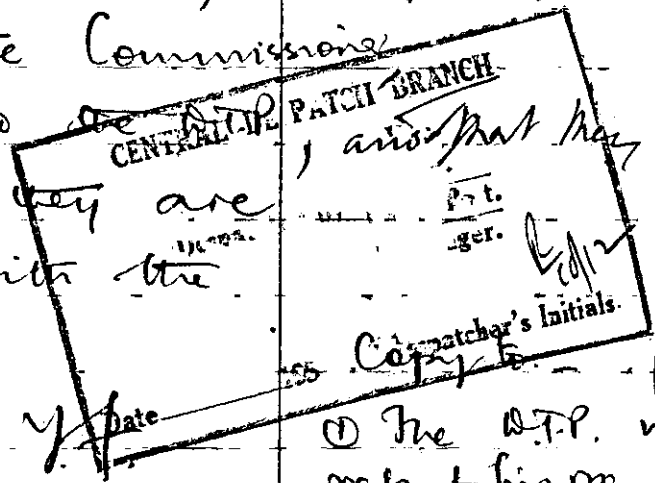
4 The Commissioner, Kodipi municipality states that the Space of 10 feet at the front of road and five feet in the rear, and five feet on the sides prescribed in respect of the construction of buildings in the Scheme area is absolutely necessary for the healthy and comfortable

para 4 | p 17 4

2/28

that the Govt. have carefully considered the requests ~~of the~~ contained in the petition of certain residents of the Central ward, Kalpi, received with your letter cited, in consultation with the Commissioner, Kalpi Municipality, and ~~the Govt. regret~~ regret that they are unable to comply with the requests of the petitioners.

TTB
6/12/54
NRP
6.12.54



SL
8/12

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fl 1^1

① The D.T.P. with refce to his no. RC-3452/54/A1 dr 24/X/54

2) The Commr, Kalpi Mlty thro' CRC with refce to his no. Roc-C1-4442/54. dr 28.9.54

HE 2A (HS)

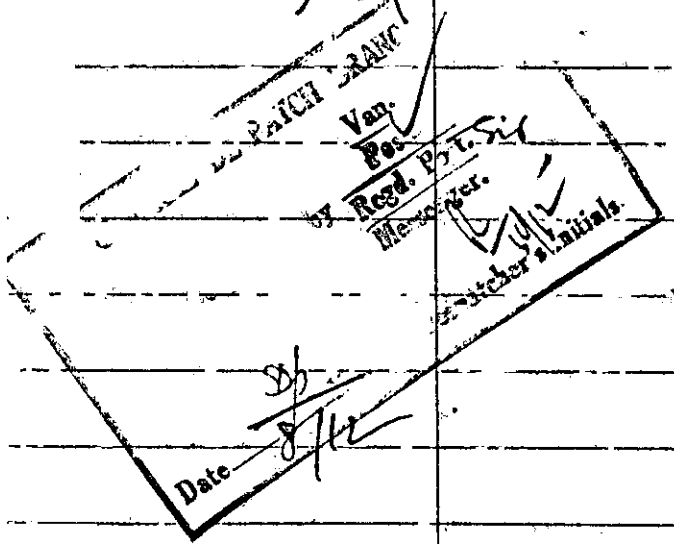
27

Letter No. 81195 HS/54-3 dated 8/12/54

Sri T.A. Pai, M.L.A,

Mukunda Nivas,

Udipi



Sub:- Town Planning - Udipi Municipality - Central ward T.P. scheme - Declaration of certain areas as business areas.

Ref:- Your letter dated 12.8.54. addressed to M.L.A.

I am directed to state

Summons p 19 annexure 25

in addition to the already existing shopping area. The cry of the agitation is to convert the whole place into a shopping area which will practically nullify the object of declaring a detailed town planning scheme. Here I may add that there are not more than three Income Tax Assessees in the whole area.

The argument is that sites have not gone up in value due to the scheme and that betterment contributionis being levied on a presumption that sites have gone up in value due to cutting of some roads. There is an appreciation in the value of land due to the cutting of roads and opening up of the hitherto unopened areas. That has been the experience throughout the land and hence the Cry for more roads and more means of communications. It is only just that land owners must pay a portion of the expenses for the various developments made on their lands out of public funds, but I regret to say that no land owner except a Bank has given the land free for opening a single Road. Instead of co-operating to enjoy better amenities every one of them have fought for every pie which they could get while lands are acquired.

A study on the spot by any one of the superiors who control the Municipal administration will certainly prove the petitioners stand self-condemned for this unholy agitation even after enjoying the maximum benefit out of the Municipality at the cost of other Wards.

Municipal Office, Udipi,
Dated: 28-9-1954.

(Sd.) K.Gopala Menon,
COMMISSIONER,
Udipi Municipality, Udipi.

/TRUE COPY/ K.Gopalmenon

Commissioner, 1-11-54.
Udipi Municipality, Udipi.

Bks.

30.10.54

8/9/54 8/11/54

living of the people in the area. He also points out that while the petitioners refer to the thirteen business establishments in the area they ignore the existence of hundred times more of the residential houses in the area. He adds that the demand for the conversion of the whole place into a shopping area will practically nullify the objects of the Town Planning Scheme. The D.T.P. agrees with his view and recommends that the Govt may decline to comply with the request of the petitioners.

In the circumstances stated the recommendations of the D.T.P. may be accepted. The file may be circulated to M(H) and M(L.A) for orders.

23/11/54
24.11.52

25/11/54

S.A. Subbiah
26.11.54.

M(H) 28/11

M(L.H.) 30/11

SECRETARY TO GOVERNMENT
30 NOV 1954
HEALTH, EDN. & LOCAL ADMN. DEPT.

4

ELA (HS)

With reference to the orders in circulation at pt 3 a draft ~~letter~~ letter to Sri. T.A. Pai is put up below for approval.

TNB
6.12.84

7/12/84

NRP
6.12.84

8/12